



**TOWN OF GILBERT
PARKS, RECREATION AND LIBRARY SERVICES ADVISORY BOARD
MINUTES OF SPECIAL MEETING OF SEPTEMBER 1, 2015 6:00 P.M.
MUNICIPAL BUILDING II, CONFERENCE ROOM 100
90 E. CIVIC CENTER DRIVE, GILBERT, ARIZONA 85296**

BOARD MEMBERS PRESENT:

Ron Coleman, Chair
Les Presmyk, Vice Chair
Robert Ferron
Mary Harris
Paul Marchant

BOARD MEMBERS ABSENT:

Mark Dobay
Mickie Niland

STAFF PRESENT:

Rod Buchanan, Parks and Recreation Director
John Kennedy, Parks and Recreation Manager
Rob Giles, Parks and Recreation Manager
Melanie Dykstra, Management Support Analyst
Linda Ayres, Admin. Support Staff Supervisor
Jacob Ellis, Assistant to the Town Manager

COUNCIL PRESENT:

Jared Taylor, Councilmember

GUESTS PRESENT:

Christine Accurso, Citizen

- 1. CALL TO ORDER:** Chair Ron Coleman called the meeting to order at 6:02 P.M.
- 2. ROLL CALL:** Melanie Dykstra called the roll and it was determined that a quorum was present.
- 3. PLEDGE OF ALLEGIANCE:** All present recited the Pledge of Allegiance.
- 4. COMMUNICATION FROM CITIZENS PRESENT:** There were no communications from citizens.
- 5. PROPOSE THE ISSUANCE OF REQUEST FOR PROPOSALS (RFPs) ON CERTAIN VACANT LAND:** Rod Buchanan thanked the Board for holding this special meeting tonight before this goes to the Council next week. The action he is seeking tonight is a motion to support the issuance of solicitations for public-private partnership proposals on three separate vacant Town-owned properties. This will be a consent item on the next Council agenda.

The Parks & Recreation Master Plan identified 605 acres of available park land, which had been recommended for specific uses. Last month Rod Buchanan presented an analysis of 12 sites to the Board. This Board had approved the Staff recommendations on those 12 sites. Three of those properties are being discussed tonight.

- 1) Recreational Use RFP - Crossroads Park 4 acre parcel. This property located in the northeast corner within Crossroads Park has been vacant for many years. Staff's recommendation was to hold for public-

private partnership. There has been interest in this property for a miniature golf course and an indoor soccer complex. He is requesting the Board to support an RFP on this site for recreation use only to see what interest we get. Staff will be asking for a Board member to help with the evaluation process in the future. Mini golf would be considered a recreational use, similar to AZ Ice, which is a private business providing an amenity in the park. This would be a lease arrangement in which revenue would come back to the Town.

2) General Use RFP - 6 and 14 acre parcels. These parcels, located across from Crossroads Park, were identified in the Master Plan as other recreation uses or additional fields. The CIP is for a 25,000 square foot activity center. There has been interest for a school, a cemetery and a sports academy. Rod noted that the railroad separates the two parcels. Staff had recommended this land be held for public-private use. He is requesting that the Board support an RFP for a general use purpose (non-cemetery related).

Mary Harris asked for clarification on how an RFP for general use would work. Rod noted the example of AZ Ice where there was an RFP for recreational use. There were several interests including a pool, however AZ Ice had the most applicable amenity. The lease and percent of profit gains revenue for the Town which helps to support operations in that park. Interests on these parcels could include a gas station, a school, any type of use where a lease arrangement would be preferred over a land purchase.

Chair Coleman clarified that general use could include commercial or even residential. Rod noted any purchase over \$500,000 would need to go to the voters. Leasing the property will offset the costs. Vice Chair Presmyk noted this property would be worth well over \$500,000.

Chair Coleman asked if they are looking for interest for the total unit of 20 acres. Rod stated they are looking for solicitation for the total 20 acres or a portion thereof. The sports academy is looking for all 24 acres, as they also have an interest for the 4 acre parcel noted in number 1 above for a recreation element. The RFP will get ideas on the table for these pieces of property.

3) Cemetery RFP. There was discussion on the 12 parcels reviewed for a potential cemetery. Vice Chair Presmyk asked why the Queen Creek 38 acre property had a lower land value. Rod Buchanan stated it has a lower value compared to the others, as the Queen Creek parcel is next to the South Area Service Center, next to the hazmat drop-off, and across from a high school. The Master Plan for this property is a community center or year-round pool. The recommendation was to hold for park use.

Two parcels were determined best for a cemetery use: The Queen Creek Road 38 acres or the Crossroads Park 20 acres. The Crossroads Park 20 acres he would like to be the first site considered on the solicitation with the other as a backup, if there are no other interests on that property.

Vice Chair Presmyk suggested stating "low land value" rather than "lower land value" for the presentation to Council. Rod Buchanan stated we will hold this 38 acre parcel for future park use and reevaluate after the Chandler Heights Basin design is complete, with a back-up plan for a potential cemetery. We will release the three solicitations publicly all at once. Multiple RFPs can be issued on the same piece of property. We do not want to discourage responses because they think there is a preferred use. We want to see all of the responses. Les stated that proposals are just expressions of interest. Chair Coleman stated for process clarification that these proposals are non-binding. If Staff or Council has an interest in a proposal, then it will go to the next level. Councilmember Taylor asked whether the RFP will give preference to a public-private partnership versus a straight out sale or other

arrangement. Rod stated if there is an interest in buying the property, we want to be aware of that as well. He noted they are not looking for a land lease per se, although it is more suited for that type of arrangement. The RFP will state land lease, land lease—option to buy or an outright purchase (with limitations based on state law, etc.) Les noted every piece of property that has been put before us is worth more than \$500,000, so that would trigger a vote. The next steps will be to issue solicitations and identify opportunities, then seek Board support and input before going back to Council for approval.

Mary Harris asked to clarify whether the Council would be voting solely based on the information in this report without discussion. This is on a Consent Agenda and if Council approves the entire Consent Agenda, this will be approved but not discussed. A Councilmember may pull it off for further discussion. Mary then asked if the item is pulled would that slow down the timeline. Rod stated Council may change it or say no or it could be tabled or continued. We will stay on the timeline. The RFPs indicate that we are ready to do something with these properties.

MOTION: Vice Chair Presmyk made a Motion to support the issuance of three (3) solicitations seeking public-private partnership proposals on three (3) vacant Town-owned properties. Mary Harris provided a second on the Motion.

Discussion: Paul Marchant expressed his appreciation for all of the efforts of previous Town Managers, Staff and Councilmembers to allow us to have this luxury. He appreciates Rod’s efforts to make good use of these properties. Les Presmyk stated that he and Staff and Council appreciate his comments.

Rod Buchanan introduced Jacob Ellis, one of the new Assistants to the Town Manager who will be in charge of cemeteries. The Board congratulated and welcomed Mr. Ellis.

Councilmember Taylor questioned the language of seeking public-private partnership proposals. This is wide open to all proposals including sale, lease as well as public-private partnerships. Rod Buchanan requested changing the Motion language to read “seeking proposals” and to take out “public-private partnership.”

MOTION: Vice Chair Presmyk restated the Motion to support the issuance of three (3) solicitations seeking proposals on three (3) vacant Town-owned properties. The Motion was seconded by Mary Harris. Chair Coleman called for a vote. All were in favor. The Motion passed.

6. MOTION TO ADJOURN: Vice Chair Les Presmyk made a Motion to adjourn the meeting; seconded by Paul Marchant. The meeting was adjourned at 6:28 P.M.

Ron Coleman, Chair

ATTEST:

Melanie Dykstra, Management Support Analyst